

ARTICLE III RESIDENTIAL DISTRICTS

Article III. Residential Districts and District Regulations

Division 1: Residential Districts Described

Section 19-301. Residential Districts Described.

- A. *R-20, Single-family residential district.* The R-20, single-family residential district is intended for an individual dwelling on a relatively large lot in areas where low density is appropriate because of neighborhood living patterns and the character of the natural environment.
- B. *R-12, Single-family residential district.* The R-12, single-family residential district is intended for an individual dwelling on a medium-sized lot in areas where densities greater than R-20 are desired, but a neighborhood pattern of individual dwellings is desired.
- C. *RM-1, Two-family residential district.* The RM-1, two-family residential district is intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots in areas where it is appropriate to increase density but maintain a neighborhood scale that serves as a transition between higher density multi-family districts and traditional lower density residential districts.
- D. *RM-2, Two-family residential district.* As with the purpose of the RM-1 District the RM-2, two-family residential district seeks to provide areas which integrate medium-density conventional residential development, patio home and zero-lot-line housing, and duplexes, while also permitting manufactured homes on individual lots.
- E. *RM-3, Multi-family residential district.* The RM-3, multi-family residential district is intended to offer a range of housing types from single to moderate density multi-family that serves the needs of a multi-generational housing market. Emphasis is given to promoting sustainable, walkable communities that respect the natural environment.
- F. *RM-3.5, Multi-family residential district.* The purpose of the RM-3.5, multi-family residential is to provide standards that encourage a range of moderate to higher density residential uses designed to promote walkable, sustainable communities serving the needs of a multi-generational housing market with an emphasis on responsible environmental design principles.
- G. *RM-4, Multi-family residential district.* The purpose of the RM-4, multi-family residential district is to maintain and promote medium- to high-density residential development as appropriate for multiple-unit, patio home and zero-lot-line housing. This district is intended to provide alternatives to low-density, single-family, detached housing with an emphasis on walkable, environmentally responsible design principals.

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Division 2: Table of Uses and Dimensional Standards

Section 19-302. Table of Uses for Residential Districts

The uses allowed in the residential districts of the City of Clemson Zoning Ordinance are hereby established as shown in the following table. Endnotes are provided to clarify specific requirements that apply to the uses designated.

P = Permitted Uses
C = Conditional Uses
SE = Special Exceptions
A = Accessory Uses

Note: Where no designation is given, the use is not permitted in that district.

Use Category	Use Type	NAICS Code	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4
A. Residential Uses									
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	C	P
	Manufactured Home	NA				C			
Two-Family Residential Dwelling	Duplex Dwelling	NA			P	P	P	C	P
Residential Developments, Various	Patio Home Development	NA			C	C	C	C	C
	Zero-Lot-Line Development	NA			C	C	C	C	C
	Conservation Development	NA	SE ²	SE ²	C ³	C ³	C ³	C ⁴	C ³
	Townhouse Development	NA					C	C	C
	Multi-family Development	NA					C	C	C
Group Homes	Group Home	6232 6239907	SE	SE	C	C	C	C	C
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs ⁵	623210 623990	SE	SE	SE	SE	C	C	C

¹ All uses in the RM-3.5 District are subject to the basic standards found in Section 19-311. Depending upon the proposed use, additional requirements may be imposed.

² See Section 19-309.

³ See Section 19-306.

⁴ Conservation developments in the RM-3.5 District are subject to the base requirements for all developments as specified in Section 19-311 and specific standards for patio home and/or zero-lot-line developments as found in Sections 19-312 and 19-313.

⁵ Per SC Code of Laws Section 6-29-770.

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Use Category	Use Type	NAICS Code	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
B. Other Uses									
Amenity and Support Uses Serving a Neighborhood or Residential Complex	Private Recreational Facilities Serving a Neighborhood or Residential Complex	NA	C/SE ⁶	C/SE ⁶	C	C	C	C	C
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA					C	C	C
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	531110			P	P	P	P	P
Public Utilities	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P
	Water, Sewage and Other Systems (Major), Including Water Towers, but Excluding Treatment Facilities	2213	C	C	C	C	C	C	C
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE
Nursing Residential Care Facilities	Nursing Care Facilities	623110					C	C	C
	Community Care Facilities for the Elderly	62331			C	C	C	C	C
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	C	SE
Religious, Civic, and Similar Organizations	Religious Organizations	8131	SE/C ⁷	SE/C ⁶	C	C	C	C	C
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P
	Public Recreational Facilities, Active	NA	SE	SE	C	C	C	C	C

⁶ Private recreational facilities serving a new neighborhood or residential complex shall be treated as a conditional use. Private recreational facilities serving an existing neighborhood or residential complex that was not originally deeded to the homeowners association shall be treated as special exception.

⁷ Religious organizations shall be treated as a special exception for facilities at a new location. Expansions of existing religious organizations shall be deemed a conditional use.

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Use Category	Use Type	NAICS Code	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
General Government	Library, Public	519120	SE	SE	SE	SE	SE	C	SE
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	922120 922160	SE	SE	SE	SE	SE	C	SE
Other Services	Cemetery (excluding crematory)	812220	SE	SE	SE	SE	SE	SE	SE
C. Residential Accessory Structures/Uses									
Residential Accessory Uses and/or Structures	Apartment (within principal structure)	NA	A	A	A	A	A	A	A
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	A	A	A	A	A	A	A
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120			A	A	A	A	A
	Bed & Breakfast Inn	721191	A/SE	A/SE	A	A	A	A	A
	Childcare Services, Family Child Care Home, 6 or Fewer Children	624410	A	A	A	A	A	A	A
	Childcare Services, Group Child Care Home 7 to 12 Children	624410			A	A	A	A	A
	Cultivation of Land, Noncommercial	NA	A	A	A	A	A	A	A
	Customary & Typical Structures/Uses (Non-habitable)	NA	A	A	A	A	A	A	A
	Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)	NA					A	A	A
	Equipment for Solar Energy Generation	NA	A	A	A	A	A	A	A
	Fences and Walls	NA	A	A	A	A	A	A	A
	Greenhouse (Non-commercial)	NA	A	A	A	A	A	A	A
	Guest Cottage	NA	A	A	A	A	A	A	A
	Home Occupations	NA	A	A	A	A	A	A	A
Keeping of Livestock	NA	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	
Parking Structure ⁸ , Freestanding	812930	A/SE	A/SE	A/SE	A/SE	A	A	A	
Private Recreational Facilities	NA	A	A	A	A	A	A	A	

⁸ Parking structures serving religious organizations, educational services, or other public use shall be considered special exceptions.

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Section 19-303. Table of Density, Bulk, and Dimensional Requirements and Standards for Conditional Use and Special Exceptions for Residential Districts

The density, bulk and related dimensional requirements specific to each residential zoning district are hereby established in the following table. Additional requirements for certain uses may be required and have been referenced by endnotes provided. Supplemental regulations for parking, landscaping, lighting, and signage are provided in other sections of this document and are cited herein.

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
A. Residential Uses							
1. Single-Family Residential Dwelling							
a. Single-Family Dwelling							
1) Minimum tract area required (Acres)	NA	NA	NA	NA	NA	2	NA
2) Maximum Density ⁹ (Dwelling Units/Acre)	2	3	6	6	7	11	14
3) Minimum lot area (Square Footage)	20,000	12,000	7000	7000	6000	NA	3000
4) Minimum lot width at front building line	100'	80'	60'	60'	50'	NA	40'
5) Minimum front setbacks	25'	25'	25'/ 15' ¹⁰	25'/15' ¹⁰	25'/ 15' ¹⁰	25'/15' ¹⁰	25'/ 15' ¹⁰
6) Minimum side setbacks:	10'	10'	8'	8'	5'	5'	5'
7) Minimum rear setbacks	40'	40'	15'	15'	15'	15'	15'
8) Maximum dwelling occupancy	2	2	2	2	3	3	4
9) Maximum structure height	35'	35'	35'	35'	35'	35'	35'
10) Maximum lot area coverage ¹¹	25%	35%					
11) Conditional Use Standards [RM-3.5 District Only]	See Section 19-311 & 19-312.						
b. Manufactured Home							
1) Minimum lot area (Square Footage)				7000			
2) Minimum lot width at front building line				65'			
3) Minimum front setbacks				25'			
4) Minimum side setbacks				8'			
5) Minimum rear setbacks				15'			
6) Maximum dwelling occupancy				2			
7) Maximum structure height:				35'			
8) Conditional Use Standards:	a) No more than one (1) manufactured housing unit per lot; b) Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load; and c) Mobile features shall be removed and underpinning or skirting shall be installed around the entire unit.						

⁹ No more than one principal use structure shall be permitted per lot with the exception of permitted accessory apartment or guest cottage per Section 19-303 C. 1 or 19-303 C.13.

¹⁰ The front setback shall be 25' unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15'.

¹¹ See Section ____ for definition.

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USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
2. Two-Family Residential Dwelling							
a. Duplex Dwelling							
1) Minimum tract area required (Acres)			NA	NA	NA	2	NA
2) Maximum Density (Structures/Acre)			5	5	6	7	10
3) Minimum lot area (Square Footage)			8000	8000	7000	6000	4000
4) Minimum lot width at front building line			75'	75	70'	50'	50'
5) Minimum front setbacks			25'/15' ¹²				
6) Minimum side setbacks			8'	8'	8'	8'	8'
7) Minimum rear setbacks			15'	15'	15'	15'	15'
8) Maximum dwelling occupancy			2	2	3	3	4
9) Maximum structure height			35'	35'		35'	35'
10) Conditional Use Standards [RM-3.5 District Only]	See Section 19-313.						
3. Residential Developments, Various							
a. Patio Home Development							
1) Development tract requirements:							
a) Tract Acreage			1	1	1	2	1
b) Maximum Density ¹³ (dwellings/acre)			10	10	14	17	21
2) Development requirements for individual lots:							
a) Minimum lot area per dwelling unit ¹⁴ (Square Footage)			4000	4000	3000	2500	2000
b) Minimum lot width at front building line			None	None	None	None	None
c) Minimum front setbacks			25'/15' ¹²				
d) Minimum side setbacks			5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story
e) Minimum rear setbacks			15'	15'	15'	15'	15'
f) Maximum dwelling occupancy			2 ¹⁵	2 ¹²	3	3	4
g) Maximum structure height			35'	35'	35'	35'	35'
3) Conditional Use Standards RM-1, RM-2, RM-3, & RM-4 Districts Only]	See Section 19-305.						
4) Conditional Use Standards [RM-3.5 District Only]	See Section 19-313.						
b. Zero-Lot-Line Development							
1) Development tract requirements:							
a) Tract Acreage			1	1	1	2	1
b) Maximum Gross Density (dwellings/acre) ¹⁶			10	10	14	17	21
2) Development requirements for individual lots:							
a) Minimum lot width at front building line			None	None	None	None	None
b) Minimum lot area per dwelling unit (Square Footage)			4000	4000	3000	2500	2000

¹² The front setback shall be 25' unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15'.

¹³ Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments.

¹⁴ Minimum lot area shall apply for developments subdivided as fee simple lots.

¹⁵ Patio home and zero-lot-line developments shall be permitted to have an occupancy rate of 3 if onsite management services are provided. If onsite management is discontinued, the occupancy will revert to 2.

¹⁶ Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments.

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	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
c) Minimum front setbacks			25' ¹⁷				
d) Minimum side setbacks ¹⁸			0/5' 1-story 0/8' 2-story	0/5' 1-story 0/8' 2-story	0/5' 1-story 0/8' 2-story	0/5' 1-story 0/8' 2-story	0/5' 1-story 0/8' 2-story
e) Minimum rear setbacks			15'	15'	15'	15'	15'
f) Maximum dwelling occupancy			2 ¹⁹	2 ¹⁹	3	3	4
g) Maximum structure height			35'	35'	35'	35'	35'
3) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts]	See Section 19-305						
4) Conditional Use Standards [RM-3.5 District Only]	See Section 19-313.						
c. Conservation Development							
1) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4]	See Section 19-306						
2) Conditional Use Standards [RM-3.5 District Only]	See Section 19- 311 ²⁰						
3) Special Exception Standards [R-20 & R-12 Districts Only]	See Section 19-309						
d. Townhouse Development							
1) Development tract requirements:							
a) Minimum tract area required (Acres)	NA	NA	NA	NA	NA	2	NA
b) Maximum density (Dwelling Units/Acre)					21	29	29
c) Maximum impervious surface coverage					60%	60%	60%
d) Minimum Open Space Requirements					25%	25%	25%
e) Minimum Common Open Space Requirements					3%	4%	4%
2) Development requirements for individual lots/dwellings:							
a) Minimum lot area (Square Footage)					2000	1500	1500
b) Minimum front setbacks					25' ¹⁷ ²¹	25' ¹⁷ ²¹	25' ¹⁷ ²¹
c) Minimum side setbacks					0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior
d) Minimum rear setbacks					15'	15'	15'
e) Maximum dwelling occupancy					3	3	4
f) Maximum structure height					40'	40'	40'
3) Conditional Use Standards [RM-3 & RM-4 Districts Only]	See Section 19-307.						
4) Conditional Use Standards [RM-3.5 District Only]	See Section 19-314.						
e. Multi-Family Development							
1) Development tract requirements:							
a) Minimum tract area required (Acres)	NA	NA	NA	NA	NA	2	NA

¹⁷ The front setback shall be 25' unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15'.

¹⁸ Side setback on the "zero side" shall be measured at the drip-line of the roof overhang. The entire structure must be contained on the lot containing the zero-lot-line structure.

¹⁹ Patio home and zero-lot-line developments shall be permitted to have an occupancy rate of 3 if onsite management services are provided. If onsite management is discontinued, the occupancy will revert to 2.

²⁰ Base development standards for all uses shall be used as the conditional standards for conservation developments in the RM-3.5 District.

²¹ The front setback shall be 25' unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15'.

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USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
b) Minimum lot width at front building line					80'	80'	80'
c) Maximum density (bedrooms/acre)					18	See Section 19-315.	56
d) Maximum impervious surface coverage					60%	60%	60%
e) Minimum Open Space Requirements					25%	25%	25%
f) Minimum Common Open Space Requirements					3%	4%	4%
g) Minimum building spacing					30'	30'	30'
h) Minimum front setbacks					15'	15'	15'
i) Minimum side setbacks					15'	15'	15'
j) Minimum rear setbacks					25'	25'	25'
k) Maximum dwelling occupancy					3	4	4
l) Maximum structure height					40'	See Section 19-315	40'
2) Conditional Use Standards [RM-3 & RM-4 Districts Only]	See Section 19-308.						
3) Conditional Use Standards [RM-3.5 District Only]	See Section 19-315.						
4. Group Homes							
a. Group Home							
1) Minimum lot area (Acres)	1	1	1	1	1	1	1
2) Minimum lot width at front building line	150'	150'	150'	150'	150'	150'	150'
3) Minimum front setbacks	40	40	40	40	40	40	40
4) Minimum side setbacks	40	40	40	40	40	40	40
5) Minimum rear setbacks	40	40	40	40	40	40	40
6) Maximum structure height	35'	35'	35'	35'	35'	35'	35'
7) Maximum impervious surface coverage	30%	30%	30%	30%	30%	30%	30%
8) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]	<ul style="list-style-type: none"> a) The maximum occupancy, excluding staff, shall be subject to the following ratio: <ul style="list-style-type: none"> i. Twelve (12) residents for the first one (1) acre; and ii. One (1) additional resident for every additional twelve-thousand (12,000) square feet of area in the parcel to a maximum of twenty (20) residents. b) All parking shall be a minimum of twenty-five (25) feet from any property line; c) One sign identifying the establishment shall be permitted subject to the following: <ul style="list-style-type: none"> i. A maximum of four (4) square feet in area; ii. No closer than fifteen (15) feet to any property; and iii. May be externally illuminated only; d) A twenty-five (25) foot, Type "C" bufferyard shall be provided between the use and adjacent parcels; e) One upper story tree per thirty (30) lineal feet shall be planted within eight (8) feet of the front property line; and f) The use shall not be located closer than one-thousand (1,000) feet (measured from any property line) from another such use. 						
9) Special Exception Standards [R-20, R-12, RM-1, & RM-2 Districts only]	<ul style="list-style-type: none"> a) The maximum occupancy, excluding staff, shall be subject to the following ratio: <ul style="list-style-type: none"> i. Twelve (12) residents for the first one (1) acre; and ii. One (1) additional resident for every additional twelve-thousand (12,000) square feet of area in the parcel to a 						

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USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
	maximum of twenty (20) residents. b) Parking area shall be a minimum of twenty-five (25) feet from any property line; c) One sign identifying the establishment shall be permitted subject to the following: i. The sign shall not greater than four square feet in area; ii. The sign shall not closer than fifteen (15) feet to any property; and iii. The sign may be externally illuminated only; d) A twenty-five (25) foot, C type bufferyard shall be provided between the use and adjacent parcels; e) One upper story tree per thirty (30) feet of lineal feet shall be planted within eight feet of the front property line; and f) The use shall not be located closer than one-thousand (1,000) feet (measured from any property line) from another such use.							
b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs								
1) Special Exception Standards [R-20 & R-12 Districts only]	a) Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.							
B. Other Uses								
1. Amenity and Support Uses Serving a Neighborhood or Residential Complex								
a. Private Recreational Facilities Serving a Neighborhood or Residential Complex								
1) Minimum lot area (Square Footage)	20,000	12,000	7500	7500	7500	6000	6000	
2) Minimum lot width at front setback line	100	80	60	60	60	50	50	
3) Minimum front setbacks	25'	25'	25'	25'	25'	25'	25'	
4) Minimum side setbacks	10'	10'	10'	10'	10'	10'	10'	
5) Minimum rear setbacks	25'	25'	25'	25'	25'	25'	25'	
6) Maximum structure height	35'	35'	35'	35'	35'	35'	35'	
7) Maximum lot area coverage	45%	45%						
8) Conditional Use Standards for New Developments [All Residential Districts]	a) May be located on a separately deeded parcel of land designated as common property for the development; b) Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property; and c) All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.							
9) Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association [All Residential Districts]	a) May be located on a separately deeded parcel of land designated as common property for the development; b) Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property; and c) All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.							
b. Storage of Watercraft and Utility Trailers on Commonly Owned Property								
1) Conditional Use Standards [RM-3, RM-3.5, and RM-4 Districts only]	a) A minimum twenty-five (25) foot setback shall be required on the placement of watercraft or utility trailers in the storage area along all property line; b) A ten (10) foot Type "B" bufferyard utilizing evergreen materials for understory trees shall be required along the frontage of the storage area and along any property lines that abut adjacent residential uses;							

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	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
	c) No watercraft and/or utility trailers other than those owned by a property owner in the development shall be stored in the common area; and d) The Zoning and Codes Administrator may permit the substitution of existing plant material for new material where it is determined adequate screening of the storage area is provided.						
c. Management Office Serving a Duplex, Townhouse, or Multi-family Development							
1) Conditional Standards [RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]	a) Management Office shall comply with all site development standards applicable to the type of residential development served per Section 19-303-A.3.						
2. Public Utilities							
a. Electric Power Generation, Transmission and Distribution (Minor)							
1) Minimum front setbacks	25'	25'	25'	25'	25'	25'	25'
2) Minimum side setbacks	25'	25'	25'	25'	25'	25'	25'
3) Minimum rear setbacks	25'	25'	25'	25'	25'	25'	25'
4) Maximum structure height	35'	35'	35'	35'	35'	35'	35'
b. Natural Gas Distribution (Minor)							
1) Minimum front setbacks	25'	25'	25'	25'	25'	25'	25'
2) Minimum side setbacks	25'	25'	25'	25'	25'	25'	25'
3) Minimum rear setbacks	25'	25'	25'	25'	25'	25'	25'
4) Maximum structure height	35'	35'	35'	35'	35'	35'	35'
c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities							
1) Minimum front setbacks	50'	50'	50'	50'	50'	50'	50'
2) Minimum side setbacks	25'	25'	25'	25'	25'	25'	25'
3) Minimum rear setbacks	25'	25'	25'	25'	25'	25'	25'
4) Maximum structure height	Set by the Zoning Administrator upon receipt and review of the Project Engineer's Report.						
5) Conditional Use Standards [All Districts]	a) Access must be provided from an arterial or collector street; and b) Type "A" Bufferyard with a minimum six (6) foot opaque wall or fence shall be provided along any property line where parking directly abuts a residential use or district.						
d. Water, Sewage and Other Systems (Minor), including pump/lift stations							
1) Minimum front setbacks	25'	25'	25'	25'	25'	25'	25'
2) Minimum side setbacks	25'	25'	25'	25'	25'	25'	25'
3) Minimum rear setbacks	25'	25'	25'	25'	25'	25'	25'
4) Maximum structure height	35'	35'	35'	35'	35'	35'	35'
3. Public Services							
a. Telecommunication Facilities							
1) Special Exception Conditions [All Residential Districts]	See Section 19-___.						
4. Nursing Residential Care Facilities							
a. Nursing Care Facilities							
1) Minimum lot area (Acres)					2	2	2
2) Minimum lot width at front building line					150'	150'	150'
3) Minimum front setbacks					50'	50'	50'
4) Minimum side setbacks					25'	25'	25'

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USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
5) Minimum rear setbacks					40'	40'	40'
6) Maximum structure height					35'	35'	40'
7) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts Only]	<ul style="list-style-type: none"> a) Documentation of all required state statutory licensing must be submitted prior to permit issuance; b) This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff; c) A minimum of one (1) upperstory tree, a minimum two-and-one-half (2.5) inch caliper in size, shall be planted at thirty (30) foot intervals along the entire length of the street frontage of the tract; d) A minimum of twenty (20) percent open space shall be required with no less than three (3) percent common open space; e) Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure(s); f) Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s); g) An unlit monument sign not exceeding forty-two (42) square feet in area may be permitted; and h) An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than eighteen (18) inches and shall contain only the name and address of the facility. 						
b. Community Care Facilities for the Elderly							
1) Minimum lot area (Acres)			1	1	1	1	1
2) Minimum lot area per dwelling unit ²² (Square Footage)			4000	4000	4000	4000	4000
3) Maximum Density ²³ (dwellings/acre)			11	11	14	17	21
4) Minimum lot width at front building line			100'	100'	100'	100'	100'
5) Minimum front setbacks			25'	25'	25'	25'	25'
6) Minimum side setbacks			10'	10'	10'	10'	10'
7) Minimum rear setbacks			25'	25'	25'	25'	25'
8) Maximum structure height			35'	35'	35'	35'	35'
9) Maximum residential occupancy			2	2	3	4	4
10) Conditional Use Standards [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]	<ul style="list-style-type: none"> a) Management services consistent with the needs of the complex shall be permitted, including meal services and day-to-day support for elder or conveyance care complexes; b) The management office may either be located within a dwelling unit or in a separate structure subject to the dimensional requirements of the district; c) Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure; d) Documentation of all required state statutory licensing must be submitted prior to permit issuance; e) This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff; f) A minimum of one (1) upperstory tree, a minimum two-and-one-half 						

²² Minimum lot are shall apply for developments subdivided as fee simple lots.

²³ Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments or if the property shall be owned and managed by a single legal entity.

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
	(2.5) inch caliper in size, shall be planted at thirty (30) foot intervals along the entire length of the street frontage of the tract; g) A minimum of twenty (20) percent open space shall be required with no less than three (3) percent common open space; h) An unlit monument sign not exceeding forty-two (42) square feet in area may be permitted; and i) An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than eighteen (18) inches and contain only the name and address of the facility.						
5. Educational Services							
a. Kindergarten (with Academic Program) and Elementary & Secondary Schools							
a) Minimum lot area (acres)	5	5	5	5	5	5	5
b) Minimum front setbacks	50'	50'	50'	50'	50'	50'	50'
c) Minimum side setbacks	50'	50'	50'	50'	50'	50'	50'
d) Minimum rear setbacks	50'	50'	50'	50'	50'	50'	50'
e) Maximum structure height	40'	40'	40'	40'	40'	40'	40'
f) Maximum impervious surface coverage	30%	30%	30%	30%	60%	60%	60%
g) Conditional Use Standards [RM-3.5 District Only]	a) Access must be provided from an arterial or collector street; b) All parking shall be provided behind the front building line of the principal structure; c) Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s); and d) A Type "A" Bufferyard shall be provided along any property line where parking directly abuts a residential use or district.						
h) Special Exception Standards [R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]	a) Access must be provided off of an arterial or collector street; b) All parking shall be provided behind the front building line of the principal structure; c) Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s); and d) A Type "A" Bufferyard shall be provided along any property line where parking directly abuts a residential use or district.						
6. Religious, Civic, and Similar Organizations							
a. Religious Organizations							
1) Minimum lot area (acres)	3	3	3	3	1.5	1.5	1.5
2) Minimum front setbacks ²⁴	50'	50'	50'	50'	25'	25'	25'
3) Minimum side setbacks ²⁴	50'	50'	50'	50'	15'	15'	15'
4) Minimum rear setbacks ²⁴	50'	50'	50'	50'	30'	30'	30'
5) Maximum structure height	40'	40'	40'	40'	40'	40'	40'
6) Minimum open space requirement	20%	20%	20%	20%	20%	20%	20%
7) Conditional Use Standards for Expansion of Existing Religious Organizations [All Districts]	a) Any additional parking shall be no closer than twenty-five (25) feet to any property line; b) No driveway connections shall be allowed onto residential streets having less than fifty (50) feet in right-of-way width; c) Driveway connections onto residential streets will be permitted subject to the following:						

²⁴ The minimum setbacks for new structures serving a religious organization established before July 1, 1998 shall be twenty-five (25) feet on the front, twenty-five (25) feet on the side, and forty (40) on the rear.

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
	<ul style="list-style-type: none"> i. One (1) two-way driveway connect not greater than twenty-four (24) feet in width; or ii. Two (2) one-way driveways not greater than twelve (12) feet in width; e) Designated areas for drop-off and pick-up of passengers shall be provided onsite; and f) If landscape buffers as required by Section ___ have not been previously provided, bufferyards shall be required as follows: <ul style="list-style-type: none"> i. A minimum ten (10) foot Type "A" Bufferyard with a six (6) foot high fence or wall shall be installed along all property lines not fronting a right-of-way where the structure and/or parking is within fifty (50) feet of the property line; and ii. A minimum ten (10) foot Type "A" Bufferyard with a three (3) foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line. 						
8) Conditional Use Standards for New Religious Organizations [All RM Districts]	<ul style="list-style-type: none"> a) No driveway connections shall be allowed onto residential streets having less than fifty (50) feet in right-of-way width; b) Residential structures shall meet the setback standards of the zoning district; c) Uses shall be in a permanent structure; d) Parking shall be no closer than 25 feet to any property line; e) Driveway connections onto residential streets will be permitted subject to the following: <ul style="list-style-type: none"> i. One (1) two-way driveway connect not greater than twenty-four (24) feet in width; or ii. Two (2) one-way driveways not greater than twelve (12) feet in width; g) Designated areas for drop-off and pick-up of passengers shall be provided onsite; and f) In addition to any landscape buffers required by Section ___, a minimum ten (10) foot Type "A" Bufferyard with a three (3) foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line. 						
9) Special Exception Standards for New Religious Organizations [R-20 & R-12 Districts Only]	<ul style="list-style-type: none"> a) No driveway connections shall be allowed onto residential streets having less than fifty (50) feet in right-of-way width; b) Residential structures shall meet the setback standards of the zoning district; c) Uses shall be in a permanent structure; d) Parking shall be no closer than 25 feet to any property line; e) Driveway connections onto residential streets will be permitted subject to the following: <ul style="list-style-type: none"> i. One (1) two-way driveway connect not greater than twenty-four (24) feet in width; or ii. Two (2) one-way driveways not greater than twelve (12) feet in width; g) Designated areas for drop-off and pick-up of passengers shall be provided onsite; and h) In addition to any landscape buffers required by Section ___, a minimum ten (10) foot Type "A" Bufferyard with a three (3) foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line. 						
7. Public Recreational Facilities							
a. Public Recreational Facilities, Passive							
1) Minimum front setbacks	25'	25'	25'	25'	25'	25'	25'

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
2) Minimum side setbacks	25'	25'	25'	25'	25'	25'	25'
3) Minimum rear setbacks	25'	25'	25'	25'	25'	25'	25'
4) Maximum structure height (excluding lighting structures/poles which are subject to Section ...)	15'	15'	15'	15'	15'	15'	15'
b. Public Recreational Facilities, Active							
1) Minimum front setbacks	50'	50'	50'	50'	50'	50'	50'
2) Minimum side setbacks	50'	50'	50'	50'	50'	50'	50'
3) Minimum rear setbacks	50'	50'	50'	50'	50'	50'	50'
4) Maximum structure height (excluding lighting structures/poles which are subject to Section ...)	40'	40'	40'	40'	40'	40'	40'
5) Conditional Use Standards (RM-3.5 District Only)	<ul style="list-style-type: none"> a) A minimum set back fifty (50) feet from all property lines shall apply to all structures, parking, uses, unloading/drop-off areas, equipment, and lighting; b) Solid wall or fence, or vegetative screening adequate to protect adjacent property from noise and light is provided; and c) A ten (10) foot, Type "B" Bufferyard shall be provided for parcels directly abutting any residentially zoned property. 						
6) Special Exception Standards (all Residential Districts except RM-3.5)	<ul style="list-style-type: none"> a) A minimum set back fifty (50) feet from all property lines shall apply to all structures, parking, uses, unloading/drop-off areas, equipment, and lighting; b) Solid wall or fence, or vegetative screening adequate to protect adjacent property from noise and light is provided; and c) A ten (10) foot, Type "B" Bufferyard shall be provided for parcels directly abutting any residentially zoned property. 						
8. General Government							
a. Library, Public							
1) Maximum building size (gross floor area)					4000	4000	4000
2) Minimum front setbacks					50'	50'	50'
3) Minimum side setbacks					50'	50'	50'
4) Minimum rear setbacks					50'	50'	50'
5) Maximum structure height					40'	40'	40'
6) Conditional Use Standards (RM-3.5 District only)	<ul style="list-style-type: none"> a) Access must be provided from an arterial or collector street.; b) All parking shall be provided behind the front building line of the principal structure; c) Areas for client drop-off and pick-up shall be provided onsite; and d) An eight (8) foot Type "A" Bufferyard shall be provided along any property line where parking directly abuts a residential use or district. 						
7) Special Exception Standards (All Residential Districts except RM-3.5)	<ul style="list-style-type: none"> a) Access must be provided from an arterial or collector street.; b) All parking shall be provided behind the front building line of the principal structure; and c) Areas for client drop-off and pick-up shall be provided onsite; d) An eight (8) foot Type "A" Bufferyard shall be provided along any property line where parking directly abuts a residential use or district. 						
b. Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)							
1) Minimum lot area (Acres)	3	3	3	3	3	3	3
2) Minimum lot width at front building line	250'	250'	250'	250'	250'	250'	250'

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
3) Minimum front setbacks	25'	25'	25'	25'	25'	25'	25'
4) Minimum side setbacks	25'	25'	25'	25'	25'	25'	25'
5) Minimum rear setbacks	40'	40'	40'	40'	40'	40'	40'
6) Maximum structure height	40'	40'	40'	40'	40'	40'	40'
7) Maximum impervious surface coverage	60%	60%	60%	60%	---	---	---
8) Conditional Use Standards [RM-3.5 District Only]	<ul style="list-style-type: none"> a) Access must be provided from an arterial or collector street.; b) All parking shall be provided behind the front building line of the principal structure; c) An eight (8) foot Type "A" Bufferyard shall be provided along any property line where parking directly abuts a residential use or district; and d) Any fixed training equipment shall be behind the front building line and shall be setback a minimum of fifty (50) feet from any abutting property line. 						
9) Special Exception Conditions (All Residential Districts except RM-3.5)	<ul style="list-style-type: none"> a) Access must be provided from an arterial or collector street.; b) All parking shall be provided behind the front building line of the principal structure; c) An eight (8) foot Type "A" Bufferyard shall be provided along any property line where parking directly abuts a residential use or district; and d) Any fixed training equipment shall be behind the front building line and shall be setback a minimum of fifty (50) feet from any abutting property line. 						
9. Other Services							
a. Cemetery (excluding Crematory)							
1) Minimum lot area (Acres)	2	2	2	2	1	1	1
2) Minimum lot width at front building line	250'	250'	250'	250'	250'	250'	250'
3) Minimum front setbacks, including graves	25'	25'	25'	25'	25'	25'	25'
4) Minimum side setbacks, including graves	10'	10'	10'	10'	10'	10'	10'
5) Minimum rear setbacks, including graves	10'	10'	10'	10'	10'	10'	10'
6) Maximum structure height	15'	15'	15'	15'	15'	15'	15'
7) Special Exception Standards [All RM Districts]	<ul style="list-style-type: none"> a) No dwelling unit for a caretaker shall be permitted; b) All graves sites shall be a minimum of ten (10) feet from a property line; c) One (1) unlit sign may be permitted subject to the following: <ul style="list-style-type: none"> (1) Maximum size shall be six (6) square feet, and (2) Maximum height ten (10) feet; d) A five (5) foot Type "A" Bufferyard with a four (4) to six (6) foot high fence or wall shall be maintained along all residential property lines. 						
C. Residential Accessory Structures and Uses²⁵							
1. Adult Care Services, Family Adult Care Home, 6 or fewer clients [All Residential Districts]	<ul style="list-style-type: none"> a. Copies of all state regulatory permits shall be provided annually to the Zoning and Codes Administrator prior to renewal of City Business License as a Home Occupation; b. All outdoor lighting shall be oriented to prevent light penetration beyond the property line by appropriate shielding and buffering; and 						

²⁵ All accessory structures are included in the maximum lot coverage standard imposed on the principal structure.

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
							<p>c. Areas for loading and unloading clients shall <u>not</u> be provided within any public right-of-way.</p>
<p>2. Adult Care Services, Group Adult Care Home, 7 to 12 clients [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]</p>							<p>a) Compliance with all state licensing requirements for Group Adult Care Homes. Copies of all state permits shall be filed with the Zoning and Codes Administrator annually prior to renewal of City Business License as a Home Occupation;</p> <p>b) The minimum lot size for a residentially zoned parcel utilized for a Group Adult Care Home shall be no less than 10,000 square feet in area and shall otherwise comply with the minimum dimensional requirements of the zoning district where the parcel is located;</p> <p>c) All outdoor lighting shall be oriented to prevent light penetration beyond the property line by appropriate shielding and buffering;</p> <p>d) Areas for loading and unloading clients shall <u>not</u> be provided within any public right-of-way;</p> <p>e) Two (2) on-site parking space exclusively for residential use shall be provided;</p> <p>f) Three (3) on-site parking spaces for non-resident staff members and as drop-off parking shall be required;</p> <p>g) No exterior features of the Group Adult Care Home shall distinguish it from other single-family dwellings in the area;</p> <p>h) There shall be no more than two (2) non-resident employees working at the premises at any one time;</p> <p>i) Hours of operation shall be limited to 6 a.m. to 11 p.m.; and</p> <p>j) No overnight accommodations for clients or staff shall be permitted other than full-time residents of the home.</p>
<p>3. Apartment (within principal structure) [All Residential Districts]</p>							<p>a. Secondary unit shall not exceed seven-hundred (700) square feet in gross floor area;</p> <p>b. One (1) additional parking space shall be provided beyond the requirement for the principal dwelling,</p> <p>c. An accessory apartment shall not be permitted for any parcel having a guest cottage (see <i>Section 19-303 C.10.</i>) on the same lot; and</p> <p>d. The combined household occupancy for the single-household dwelling and the accessory living unit shall not exceed the total number allowable by the district.</p>
<p>4. Bed and Breakfast Inn [RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]</p>							<p>a. A maximum of one (1) Bed and Breakfast Inn is permitted on any parcel;</p> <p>b. Inn must be operated by the owner/occupant of the dwelling or by members of owner occupant's family also residing on premises;</p> <p>c. The inn shall be located within the principal use structure and no more than four (4) sleeping chambers may be utilized as guest rooms;</p> <p>d. Principal structure shall contain a minimum of two thousand five hundred (2,500) square feet of heated floor area;</p> <p>e. Rooms used as rental sleeping chambers shall not contain less than three-hundred (300) square feet in area;</p> <p>f. Signage shall be limited to:</p> <ol style="list-style-type: none"> i. One (1) unlit-sign stating the name of the inn only; ii. A maximum of four (4) square feet in area; iii. A maximum height of four (4) feet; and

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
							<ul style="list-style-type: none"> iv. May be located in the front yard, no closer than fifteen (15) feet to a property line; g. Meals at the Bed and Breakfast Inn shall be provided for overnight guests only and shall be limited to breakfast. h. No commercial activities other than providing lodging for registered guests shall be permitted; i. No cooking facilities shall be allowed in the sleeping units; and j. No guest shall occupy the inn for more than seven (7) consecutive nights.
5. Bed and Breakfast Inn [Special Exception Standards for R-20 and R-12 Districts Only]							<p>Subject to approval of a Special Exception by the Board of Zoning Appeals:</p> <ul style="list-style-type: none"> a. A maximum of one (1) Bed and Breakfast Inn is permitted on any parcel; b. Inn must be operated by the owner/occupant of the dwelling or by members of owner occupant's family also residing on premises; c. The inn shall be located within the principal use structure and no more than four (4) sleeping chambers may be utilized as guest rooms; d. Principal structure shall contain a minimum of two-thousand-five-hundred (2,500) square feet of heated floor area; e. Rooms used as rental sleeping chambers shall not contain less than three-hundred (300) square feet in area; f. Signage shall be limited to: <ul style="list-style-type: none"> i. One (1) unlit-sign stating the name of the inn only; ii. A maximum of four (4) square feet in area; iii. A maximum height of four (4) feet; and iv. May be located in the front yard, no closer than fifteen (15) feet to a property line; g. Meals at the Bed and Breakfast Inn shall be provided for overnight guests only and shall be limited to breakfast. h. No commercial activities other than providing lodging for registered guests shall be permitted; i. No cooking facilities shall be allowed in the sleeping units; and j. No guest shall occupy the inn for more than seven (7) consecutive nights.
6. Childcare Services, Family Child Care Home, 6 or fewer clients [All Residential Districts]							<ul style="list-style-type: none"> a. Children under the age of thirteen (13) living in the home shall be counted as part of the allowable number of children kept; b. A fenced play area of not less than a ratio of seventy-five (75) square feet for every one (1) child to the maximum enrollment shall be provided; c. Fencing shall be a minimum of four (4) feet in height; d. All outdoor lighting shall be oriented to prevent light penetration beyond the property line by appropriate shielding and buffering; e. Areas for loading and unloading children shall <u>not</u> be provided within any public right-of-way; f. Fixed play equipment shall be setback twenty (20) feet from any abutting residential lot line; and g. Copies of all state regulatory permits shall be provided annually to the Zoning and Codes Administrator prior to renewal of City Business License as a Home Occupation.
7. Childcare Services, Group Child Care Home, 7 to 12 children [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Districts Only]							<ul style="list-style-type: none"> a. The minimum lot size for a residentially zoned parcel utilized for a Group Child Care Home shall be no less than 10,000 square feet in area and shall otherwise comply with the minimum dimensional requirements of the zoning district where the parcel is located;

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
								<ul style="list-style-type: none"> b. Children under the age of thirteen (13) living in the home shall be counted as part of the allowable number of children kept; c. Copies of all state regulatory permits shall be filed with the Zoning and Codes Administrator annually prior to renewal of City Business License as a Home Occupation; d. A fenced play area of not less than a ratio of seventy-five (75) square feet for every one (1) child to the maximum enrollment shall be provided; e. Fencing shall be a minimum of four (4) feet in height; f. All outdoor lighting shall be oriented to prevent light penetration beyond the property line by appropriate shielding and buffering; g. Areas for loading and unloading children shall <u>not</u> be provided within any public right-of-way; h. Fixed play equipment shall be setback twenty (20) feet from any abutting residential lot line. i. Two (2) on-site parking space exclusively for residential use; j. Three (3) on-site parking spaces for non-resident staff members and for client drop-off; k. No exterior features of the Group Child Care Home shall distinguish it from other single-family dwellings in the area; l. There shall be no more than two (2) non-resident employees working on the premises at any time; m. Hours of operation shall be limited to 6 a.m. to 11 p.m.; and n. No overnight accommodations for children or staff shall be permitted other than for full-time residents of the home.
8. Cultivation of Land, Noncommercial [All Residential Districts]								<ul style="list-style-type: none"> a. Cultivation of land shall include home gardening and growing of trees, shrubs, and other similar vegetative materials. b. Sale of agricultural products is not permitted in any residentially zoned area.
9. Customary & Typical Structures/Uses, including noncommercial greenhouse (Non-habitable) [All Residential Districts]								<ul style="list-style-type: none"> a. Maximum size – seven hundred (700) square feet of gross floor area; b. Maximum height – fifteen (15) feet’; c. No accessory structures allowed in the front setback; d. Minimum side setback – three (3) feet; and e. Minimum rear setback – eight (8) feet.
10. Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings) [RM-3, RM-3.5, & RM-4 Districts Only]								<ul style="list-style-type: none"> a. Garages or carports shall be located a minimum of three (3) feet from any landscape buffer and twenty-five (25) feet from abutting streets. If there is no existing landscape buffer, the minimum setback shall be ten (10) feet from side and rear property lines; b. Garages or carports shall be separated from all other structures on the same parcel by a minimum of ten (10) feet. No detached garage or carport shall be located between the street and any multifamily structure. Alleys are exempt; c. The length of the garage or carport structure shall not exceed two-thirds (2/3) of the length of the largest principal structure; d. Garages or carports are subject to the maximum structure height of fifteen (15) feet; e. The architectural style and materials of all sides of garages or carports shall be similar to the architectural style and materials of the principal structure(s); f. Garages or carport facades facing adjacent properties shall be enclosed by a solid wall or opaque fence. Garages or carports facing an alley are exempt from this requirement; g. Ten (10) percent of the sum total of gross floor area of all garages

ARTICLE III RESIDENTIAL DISTRICTS

USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
	<p>and carports shall be added to the required interior landscaped area in Sec. 19-_____. The type and location of plant material shall be determined and maybe adjusted by the Board of Zoning Appeals;</p> <p>h. All facades exceeding fifty (50) feet in length shall have at least one change of plane or significant architectural detail for each fifty (50) feet of unbroken plane;</p> <p>i. For garages or carports with four (4) or more parking spaces, every two (2) parking spaces shall have a landscaped area of not less than thirty-two (32) square feet in area to break-up the expanse of impervious surfaces; and</p> <p>j. A minimum four (4) feet of landscaped area shall be provided within the driveway and adjacent to the vehicular entrance facade(s) of the garage or carport. Plant materials shall include a minimum of three evergreen shrubs or an evergreen ornamental tree in each landscaped area.</p>						
11. Equipment for Solar Energy Generation [All Residential Districts]	<p>a. Shall be installed on a permanent foundation;</p> <p>b. Shall not exceed the maximum height of the district; and</p> <p>c. Shall be located behind the front building line.</p>						
12. Fences and Walls [All Residential Districts]	<p>a. May abut the side and/or rear property line;</p> <p>b. May be located in all required setbacks provided they shall be no closer than eighteen (18) inches to a street right-of-way line provided;</p> <p style="padding-left: 20px;">(1) Shall not exceed eight (8) feet in height; and</p> <p style="padding-left: 20px;">(2) Shall not violate district visibility requirements;</p> <p>c. An opaque or non-transparent fence or freestanding wall may be permitted in the required front yard not to exceed a maximum height of four-and-one-half (4.5) feet provided the uppermost one-and-one-half (1.5) feet is visually transparent and not opaque. Otherwise, the maximum height for such structures shall not exceed three-and-one-half (3.5) feet in height;</p> <p>d. The finished side of the fence shall face the exterior property line; and</p> <p>e. The use of barbed wire, razor wire, or electrified fencing is prohibited.</p>						
13. Guest Cottage [All Residential Districts]	<p>a. A maximum of one (1) guest cottage may be permitted for any legally subdivided residential parcel, provided:</p> <p style="padding-left: 20px;">(1) The parcel meets no less than seventy-five (75) percent of the minimum lot requirement for single-family uses in the R-20 or R-12 districts or</p> <p style="padding-left: 20px;">(2) The minimum dimensional requirement of all RM Districts are met;</p> <p>b. Shall not be permitted where there is an existing apartment contained within the principal structure (see <i>Section 19-303 C. 3.</i>);</p> <p>c. Shall not exceed seven-hundred (700) square feet in gross floor area, but may be constructed as part of a detached garage provided the combined structure meets all setbacks for a principal structure and the footprint of the combined structure does not exceed seven hundred (700) square feet in gross floor excluding any exterior stairwells necessary to access the second floor;</p> <p>d. The combined household occupancy for the single-household dwelling and the accessory living unit shall not exceed the total number allowable by the district;</p> <p>e. Manufactured homes, travel trailers, and motor homes shall not be</p>						

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USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
							<ul style="list-style-type: none"> used; f. Shall be located behind the front building line of the principal structure and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district; and g. The maximum height shall not exceed twenty-five (25) feet.
14. Home Occupations [All Residential Districts]	See Section 19-316.						
15. Keeping of Livestock [All Residential Districts]	<p>Subject to approval of a Special Exception by the Board of Zoning Appeals:</p> <ul style="list-style-type: none"> a. The keeping of noncommercial, non-intensive livestock, including horses, cows, sheep or goats (but not including ratites, swine or poultry) may be permitted as an accessory use of a pre-existing residential use, b. Accessory structures, such as barns, stables, pens, corrals, equipment storage facilities and workshops, may be provided subject to the following requirements: <ul style="list-style-type: none"> i. A minimum of two (2) contiguous acres on a single parcel shall be utilized for agricultural use; and ii. The maximum number of permitted animals shall not exceed: <ul style="list-style-type: none"> (1) Horses or cows: one (1) animal for the first two (2) acres and one (1) additional animal per every additional acre thereafter; and (2) Sheep or goats: three (3) animals for the first two (2) acres and two (2) additional animals per every additional acre thereafter. c. All livestock areas shall have vegetative ground cover and be enclosed within a permanent fence; d. No lagoons shall be allowed for raising or keeping of livestock; and e. Boarding of animals may be permitted if approved by the Board of Zoning Appeals. 						
16. Parking Structure, Freestanding [RM-3, RM-3.5, & RM-4 Districts Only]	<ul style="list-style-type: none"> a. Freestanding parking structures serving a multi-family development must be located behind the front building line of the principal structure(s) and shall otherwise comply with the dimensional standards for the principal structure(s); b. All exterior walls of parking structures shall be architecturally designed to be integrated with the primary building on the site, including consistent architectural design elements and building materials; c. No more than one entrance, not exceeding twenty-five (25) feet in width per street frontage, shall be allowed to provide vehicular access to the interior of the building or site. An additional 5 feet of width for a pedestrian sidewalk shall be provided; d. One 8-foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage; e. Facades visible from any exterior property line or along any public right-of-way shall be designed to obscure the view of parked vehicles; f. Parking structures shall not exceed twenty (20) feet in height, including parapet or screening walls; g. All interior lighting shall be shielded and buffered so as not to project light or glare beyond the structure walls on to any public right-of-way or adjacent property.; and h. A Type "___" buffer shall be required along any property line that 						

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USE	DISTRICTS						
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4
	abuts an R District property, including a six (6) foot high opaque fence or wall.						
17. Parking Structures, Freestanding [Special Exception Standards for R-20, R-12, RM-1, & RM-2 Districts Only]	<p>Subject to approval of a Special Exception by the Board of Zoning Appeals:</p> <ul style="list-style-type: none"> a. Freestanding parking structures must be located behind the front building line of the principal structure(s) and shall otherwise comply with the dimensional standards for the principal structure(s); b. All exterior walls of parking structures shall be architecturally designed to be integrated with the primary building on the site, including consistent architectural design elements and building materials; c. Facades visible from any exterior property line or along any public right-of-way shall be designed to obscure the view of parked vehicles; d. Parking structures shall not exceed twenty (20) feet in height, including parapet or screening walls; e. All interior lighting shall be shielded and buffered so as not to project light or glare beyond the structure walls on to any public right-of-way or adjacent property.; and f. A Type “__” buffer shall be required along any property line that abuts an R District property, including a six (6) foot high opaque fence or wall. 						
17. Private Recreational Facilities (such as Swimming Pools, Hot Tubs, Tennis Courts, etc.) [All Residential Districts]	<ul style="list-style-type: none"> a. Shall be located behind the front building line; b. Minimum side setback – ten (10) feet (including entire pool structure/deck/apron); and c. Minimum rear setback – ten (10) feet (including entire pool structure/deck/apron) 						

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Division 3: Conditional Use and Special Exception Standards for Patio Home, Zero-Lot-Line, Conservation Developments, Townhouse, and Multi-household Developments in the RM-1, RM-2, RM-3, and RM-4 Districts

Section 19-304. Purpose

Owing to the unique nature of certain types of residential developments, the City of Clemson Zoning Ordinance hereby establishes conditional use and/or special exception standards for patio home, zero-lot-line, conservation developments, townhouse, and multi-household developments subject to the permissible uses in the table found in Section 19-303. The purpose of these standards is to promote uniform, harmonious residential neighborhoods that blend with the overall fabric of the City. These standards foster walkable, environmentally responsible development that adds to the quality of life in the community and which offer variety in the housing options available to serve the needs of Clemson's residents.

Section 19-305. Conditional Use Standards for Patio Home and/or Zero-Lot-Line Developments in the RM-1, RM-2, RM-3, and RM-4 Districts

Patio Home and/or Zero-Lot-Line Developments in all RM Districts shall comply with the following development standards:

- A. A minimum of one (1) acre shall be required for any patio home or zero-lot-line development;
- B. Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of thirty-six (36) inches;
- C. Developments of five (5) acres or greater shall provide a minimum of twenty-five (25) percent open space, of which, five (5) percent shall be common open space.
- D. No wall or fence may be in front of the front building line for any patio home or zero-lot-line home lot. A privacy fence or wall may be erected beginning at the side wall of the dwelling and enclosing the side and rear yard. The wall or fence shall not exceed six (6) feet in height and shall be constructed of materials consistent with the materials and finishes used in the principal structure;
- E. For any zero-lot-line lot, a minimum five (5) foot wide maintenance easement shall be placed on the adjacent lot sharing the zero setback to enable the property owner to locate the house on the zero side yard setback side;
- F. Shared parking for guests may be provided on a separate lot to serve developments having more than ten (10) dwelling units. Such lots shall be subject to landscape requirements for vehicular use areas and shall have established a long-term maintenance by a homeowners association; and

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- G. Parallel parking shall be designed as part of new streets within the development and may be permitted subject to approval by City Council on existing city-owned streets.

Section 19-306. Conditional Use Standards for Conservation Developments in RM-1, RM-2, RM-3, and RM-4 Districts.

Conservation Development: The purpose of the conservation development is to allow clustering of individual dwelling units while maximizing the preservation of open space and/or significant natural features. Development layout shall maximize access to light, air, and scenic views with appropriate consideration given to the privacy afforded each dwelling unit. Buildings, service facilities, and parking areas shall be situated to minimize their visual impact on the development while limiting any adverse effects of shadows, noise, and traffic. Conservation developments shall minimize disturbance of natural features and open space including streams, significant stands of trees, individual trees of significant size, and rock outcroppings. All Conservation Developments shall meet the following minimum requirements:

- A. The minimum area requirement shall be five (5) contiguous acres where no significant clearing or grading of property has occurred within the preceding five (5) years;
- B. The allowable maximum density increase shall be no greater than the maximum base density of the underlying zoning district for the overall tract;
- C. The following minimum design standards shall apply to all conservation developments:
1. The location of any floodplain, wetland, or water body shall be designated on the site plans and/or plats for the development;
 2. No habitable buildings or parking areas shall be located within the one-hundred year floodplain as defined by FEMA;
 3. Site disturbance or development of land within fifty (50) feet of any floodplain shall not be permitted; and
 4. Building and building site improvements shall not be located on land within fifty (50) feet of wetlands.
- D. Stormwater management systems, including but not limited to, infiltration, evapo-transpiration; rainwater harvest and runoff reuse; shall be provided and maintained on the building site. The stormwater management system shall not redirect or concentrate off-site discharge that would cause increased erosion or other drainage related damage to adjoining lots or public property. Stormwater management systems shall address the increase in runoff that would occur resulting from development on the building site and shall either:
1. Manage rainfall on-site and size the management system to retain, at a minimum, the volume of a single storm which is equal to the ten-year rainfall

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- event and all smaller storms and maintain the predevelopment natural temperature of the runoff; or
2. Maintain or restore the pre-development stable, natural runoff hydrology of the site throughout the development or redevelopment process. Post construction runoff rate, volume, duration, and temperature shall not exceed predevelopment rates. The stormwater management system design shall be based, in part, on a hydrologic analysis of the building site.
- E. Individual lots within a conservation subdivision development shall be set by the approved plans and are not subject to zoning district minimum lot area, width, and frontage requirements;
- F. Structures abutting R-20 or R-12 zoned properties shall meet the setbacks established for structures in those districts;
- G. Front setbacks for lots abutting the street shall be calculated based on an average of the existing residential structures within two-hundred (200) feet of the frontage of the conservation development tract. If no existing residential structures exist, the front setback shall be fifteen (15) feet;
- H. Parking areas shall be located at the rear of the structures unless garages are provided;
- I. All conservation subdivision developments shall:
1. Provide a minimum of thirty (30) percent of the gross acreage of the development tract shall be set aside as permanent open space. A minimum of five (5) percent of the required open space shall be common open space accessible to all dwellings within the development;
 2. The required open space shall be maintained pursuant to a recorded document providing for private maintenance for the life of the development. Pervious pedestrian and biking trails are permitted in designated open space. Common access to recreation areas shall be provided for each lot;
 3. Open space shall not include:
 - a. Public or private vehicular streets or driveways,
 - b. Required unit parking spaces,
 - c. Easements for overhead utility lines,
 - d. Drainage channels,
 - e. Swimming pools, tennis courts, walks, patios, and similar unit amenities serving individual dwellings
 - f. Antenna sites, or
 - g. Areas enclosed in buildings (except gazebos and pavilions); and
- J. One upperstory tree shall be required along the property line of the development tract for every thirty (30) feet of street frontage and along the front property line of all interior lots. The required street trees must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum two and one-half (2.5) inch caliper;
- K. A tree survey of all trees over twelve (12) inches in size shall be provided prior to any site disturbance;
- L. A minimum of twenty-five (25) percent of the existing trees surveyed in the developable area shall be preserved and protected in accordance with **Section _____**; and

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- M. No protected tree may be removed except for damaged or diseased specimens that have been reviewed by the Zoning Administrator. A report from a certified Arborist shall accompany any request for tree removal.

Section 19-307. Conditional Use Standards for Townhouse Developments in the RM-3, and RM-4 Districts

- A. Townhouse Projects shall have:
1. Buildings housing a series of townhouse units shall not exceed two-hundred (200) feet in length and shall have a change in plane or significant architectural detail for each fifty (50) feet of unbroken plane;
 2. One upperstory tree shall be required along the front property line of the townhouses for every twenty (20) feet of street frontage.
 - a. The required street trees must be indicated on the landscape plan; and
 - b. New trees planted to meet this requirement shall be a minimum two and one-half (2.5) inch caliper.
 3. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.

Section 19-308. Conditional Use Standards for Multi-family Developments in the RM-3, and RM-4 Districts.

- A. The following minimum site design requirements must be met for any multi-household development:
1. A bus stop or turnaround designed to meet the operational specifications of the Clemson Area Transit System (CAT) shall be provided **if required** by the CAT depending on availability of service;
 2. Facilities adequate to support the provision of household recycling services shall be provided to serve development if required by the Department of Public Works; and
 3. Underground utilities shall be provided.

Section 19-309. Special Exception Standards for Conservation Developments in R-20 and R-12 Districts.

Conservation Development: The purpose of the conservation development is to allow clustering of individual dwelling units while maximizing the preservation of open space and/or significant natural features. Development layout shall maximize access to light, air, and scenic views with appropriate consideration given to the privacy afforded each dwelling unit. Buildings, service facilities, and parking areas shall be situated to minimize their visual

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impact on the development while limiting any adverse effects of shadows, noise, and traffic. Conservation developments shall minimize disturbance of natural features and open space including streams, significant stands of trees, individual trees of significant size, and rock outcroppings. All Conservation Developments shall meet the following minimum requirements:

- A. The minimum area requirement shall be five (5) contiguous acres where no significant clearing or grading of property has occurred within the preceding five (5) years;
- B. The allowable maximum density increase shall be no greater than the maximum base density of the underlying zoning district for the overall tract;
- C. The following minimum design standards shall apply to all conservation developments:
 - 1. The location of any floodplain, wetland, or water body shall be designated on the site plans and/or plats for the development;
 - 2. No habitable buildings or parking areas shall be located within the one-hundred year floodplain as defined by FEMA;
 - 3. Site disturbance or development of land within fifty (50) feet of any floodplain shall not be permitted; and
 - 4. Building and building site improvements shall not be located on land within fifty (50) feet of wetlands.
- D. Stormwater management systems, including but not limited to, infiltration, evapo-transpiration; rainwater harvest and runoff reuse; shall be provided and maintained on the building site. The stormwater management system shall not redirect or concentrate off-site discharge that would cause increased erosion or other drainage related damage to adjoining lots or public property. Stormwater management systems shall address the increase in runoff that would occur resulting from development on the building site and shall either:
 - 1. Manage rainfall on-site and size the management system to retain, at a minimum, the volume of a single storm which is equal to the ten-year rainfall event and all smaller storms and maintain the predevelopment natural temperature of the runoff; or
 - 2. Maintain or restore the pre-development stable, natural runoff hydrology of the site throughout the development or redevelopment process. Post construction runoff rate, volume, duration, and temperature shall not exceed predevelopment rates. The stormwater management system design shall be based, in part, on a hydrologic analysis of the building site.
- E. Individual lots within a conservation subdivision development shall be set by the approved plans and are not subject to zoning district minimum lot area, width, and frontage requirements;
- F. Structures abutting R-20 or R-12 zoned properties shall meet the setbacks established for structures in those districts;
- G. Front setbacks for lots abutting the street shall be calculated based on an average of

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- the existing residential structures within two-hundred (200) feet of the frontage of the conservation development tract. If no existing residential structures exist, the front setback shall be fifteen (15) feet;
- H. Parking areas shall be located at the rear of the structures unless garages are provided;
 - I. All conservation subdivision developments shall:
 - 1. Provide a minimum of thirty (30) percent of the gross acreage of the development tract shall be set aside as permanent open space. A minimum of five (5) percent of the required open space shall be common open space accessible to all dwellings within the development;
 - 2. The required open space shall be maintained pursuant to a recorded document providing for private maintenance for the life of the development. Pervious pedestrian and biking trails are permitted in designated open space. Common access to recreation areas shall be provided for each lot;
 - 3. Open space shall not include:
 - a. Public or private vehicular streets or driveways,
 - b. Required unit parking spaces,
 - c. Easements for overhead utility lines,
 - d. Drainage channels,
 - e. Swimming pools, tennis courts, walks, patios, and similar unit amenities serving individual dwellings
 - f. Antenna sites, or
 - g. Areas enclosed in buildings (except gazebos and pavilions); and
 - J. One upperstory tree shall be required along the property line of the development tract for every thirty (30) feet of street frontage and along the front property line of all interior lots. The required street trees must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum two and one-half (2.5) inch caliper;
 - K. A tree survey of all trees over twelve (12) inches in size shall be provided prior to any site disturbance;
 - L. A minimum of twenty-five (25) percent of the existing trees surveyed in the developable area shall be preserved and protected in accordance with **Section _____**; and
 - M. No protected tree may be removed except for damaged or diseased specimens that have been reviewed by the Zoning Administrator. A report from a certified Arborist shall accompany any request for tree removal.

Division 4: Development Standards for the RM-3.5 District

Section 19-310. Purpose of the RM-3.5 District

The purpose of the RM-3.5, multi-household residential is to provide standards that encourage a range of moderate to higher density residential uses designed to promote walkable, sustainable communities serving the needs of a multi-generational housing

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market. The standards of the RM-3.5 district reflect an emphasis on responsible environmental design principals with a goal of creating sustainable neighborhoods that harmonize with the rest of the city.

Section 19-311. Base Development Standards for All Uses in the RM-3.5 District.

All developments in the RM-3.5 must comply with the following minimum standards:

- A. Development sites must have a minimum of two (2) contiguous acres. Additional acreage may be required for some uses dependent upon the conditions imposed;
- B. The minimum site development standards for the RM-3.5 district are as follows:
 - 1. No habitable building(s) or parking area(s) shall be located within the one-hundred year floodplain defined by FEMA;
 - 2. Building and building site improvements shall not be located on land within twenty-five (25) feet of wetlands or year-round water bodies;
 - 3. Permissible stormwater management system shall include, but not be limited to, infiltration, evapo-transpiration, bio-swales, conservation wetlands, rainwater harvest and runoff reuse method approved by the City Engineer. The stormwater management system shall not redirect or concentrate off-site discharge that would cause increased erosion or other drainage related damage to adjoining lots or public property. Any increase in the volume of stormwater runoff resulting from the development shall:
 - a. Manage rainfall on-site and size the management system to retain, at a minimum, the volume of a single storm which is equal to the **ten-year rainfall event** and all smaller storms and maintain the predevelopment natural temperature of the runoff; or
 - b. Maintain or restore the pre-development stable, natural runoff hydrology of the site throughout the development or redevelopment process. Post construction runoff rate, volume, duration, and temperature shall not exceed predevelopment rates. The stormwater management system design shall be based, in part, on a hydrologic analysis of the *building site*; and
 - c. The City Engineer may require fencing if needed.
 - 4. Access shall be provided from existing public street(s), having a minimum right-of-way width of fifty (50) feet. Entrances shall be spaced a minimum of two-hundred-fifty (250) feet apart for new roadways or drives serving a project per roadway frontage;
 - 5. Driveway access shall be provided from an internal roadway within the development where possible; otherwise, shared driveways or rear alley access to existing right(s)-of-way shall be required;

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6. On-street parallel parking shall be provided along any new street as part of the right-of-way design;
7. A tree survey of all trees twelve (12) inches or greater in size shall be provided prior to any site disturbance;
 - a. A minimum of twenty (25) percent of the existing trees identified on the survey shall be retained; and
 - b. Tree protection measures shall employ best management practices recognized by the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations;
8. Street tree plantings shall be provided as follows:
 - a. One (1) upperstory tree shall be required along the front property line of existing street for every thirty (30) lineal feet of street frontage, subject to variations made necessary by driveways, roadway corners, utility locations, and sidewalks;
 - b. Such trees shall not be located within three (3) feet of the edge of the pavement so as not to interfere with public utilities;
 - c. Existing trees along the proposed roadway which conform to these requirements may be substituted for new trees;
 - d. Required street trees must be indicated on the landscape plan;
 - e. New trees planted to meet this requirement shall be a minimum two-and-one-half (2.5) inch caliper;
9. In any required Bufferyards, any tree that is removed shall be replaced with an upper-story tree of a compatible species with the tree to be removed. The replacement trees shall be a minimum of two-and-one-half (2.5) inch caliper. It shall be the responsibility of the developer or its successor in ownership to coordinate maintenance of the retained vegetation; and
10. All utilities shall be installed underground, subject to the review and approval of the City Engineer. Wherever possible, such underground utilities shall not be located under the road pavement.

Section 19-312. Acreage and Open Space Requirements for Single-Family Residential Developments in the RM-3.5 District

Single family residential developments, including conservation, patio home, and/or zero-lot-line developments, are subject to the following open space requirements in Table 19-312-1:

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Table 19-312-1: Open Space Requirements for Single-Family Developments in the RM-3.5 District

Minimum Acreage	Minimum Open Space	Minimum Common Open Space
2	20%	3%
5	25%	5%
15 or more	30%	7%

Section 19-313. Patio Home, Zero-Lot-Line, and/or Duplex Developments in the RM-3.5 District.

Single-family residential developments utilizing conventional single-family lot configurations shall utilize the following requirements for conservation developments:

- A. Houses with roof overhangs are allowed to encroach into required setbacks by a maximum of thirty-six (36) inches;
- B. No wall or fence may be in front of the front building line for any zero-lot-line home lot. A privacy fence or wall may be erected beginning at the side wall of the dwelling and enclosing the side and rear yard. The wall or fence shall not exceed six (6) feet in height and shall be constructed of materials consistent with the materials and finishes used in the principal structure;
- C. A minimum five (5) foot wide maintenance easement shall be placed on the adjacent lot sharing the zero setback to enable the property owner to maintain the house on the zero side yard setback side;
- D. Shared parking for guests may be provided on a separate lot to serve developments having more than ten (10) dwelling units. Such lots shall be subject to landscape requirements for vehicular use areas and shall have established a long-term maintenance by a homeowners association; and
- E. Parallel parking may be permitted on new streets within the development or subject to approval by City Council for existing city-owned streets.

Section 19-314. Requirements for Townhouse Residential Development in the RM-3.5 District

- A. Townhouse projects shall be subject to the density allowances provided in Section 19-303;
- B. Townhouse Projects on less than two (2) acres shall have:
 - 1. Buildings housing a series of townhouse units shall not exceed two-hundred (200) feet in length and shall have a change in plane or significant architectural detail for each fifty (50) feet of unbroken plane;
 - 2. One (1) upperstory tree shall be required along the front property line of the townhouses for every twenty (20) lineal feet of street frontage. The required

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street trees must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum two-and-one-half (2.5) inch caliper; and

3. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.

Section 19-315. Requirements for Multi-household Residential Development in the RM-3.5 District

- A. The minimum tract area requirement for a multi-household development in the RM-3.5 is five (5) acres;
- B. The base maximum density (*Level I*) shall be twenty-five (25) bedrooms per acre, subject to the following minimum site design requirements:
 1. A minimum of ten (10) percent of the required parking spaces shall utilize pervious paving materials;
 2. A minimum of twenty-five (25) percent open space shall be provided of which a minimum of four (4) percent shall be common open;
 3. **If required**, a bus stop, turnaround, or right-of-way pull-off meeting the design specifications the Clemson Area Transit System (CAT) shall be provided to assure safe and efficient transit connections serving the development based upon CAT's current and/or projected operational needs. Any required improvements and/or areas reserved for future transit use shall be shown on the approved plats;
 4. Recreational amenities to serve the needs of the development's residents shall be provided;
 5. Facilities adequate to support the provision of household recycling services shall be provided to serve development subject to the approval of the City Public Works Director; and
 6. Underground utilities shall be provided.
- C. Density bonuses that exceed the base density (*Level I*) shall be allowed subject to the following bonus scale provided in **Table 19-315-1**:
 1. *Level II* density shall permit a maximum of thirty-five (35) bedrooms per acre if a minimum of four (4) density bonus points;
 2. *Level III* density shall permit a maximum of forty-five (45) bedrooms per acre if a minimum of eight (8) density bonus points are provided per Table 1.

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TABLE 19-315-1. DENSITY BONUS SCALE FOR MULTI-FAMILY DEVELOPMENTS

Density Bonus Scale for Multi-family Developments	
Supplemental Site Improvement Options	Point Values
a) Provision of an additional ten (10) percent of the site as open space ----- or -----	1 ----- 2
b) Provision of an additional twenty-five (25) percent of the site as open space.	
c) Provision of a public amenity that benefits the overall Clemson community including but not limited to play area for a pocket park, or greenway consistent with the City's Plan subject to prior approval by City Council	1
d) Provision of minimum of twenty-five (25) percent of the required parking within or under the principal structure ³⁵ ; ----- or -----	2 ----- 4
e) Provision of fifty (50) percent of required parking within or under the principal structure ³⁵ ;	
f) Provision of a minimum of four (4) of the following enhancements: decorative paving, ornamental lighting, benches, fountains, community garden, or public art.	1
g) Provision of two (2) submarket price units subject to the definition of affordable housing provided by SC Code § 6-29-1110(1); ----- or -----	2 ----- 3
h) Provision of five (5) submarket rate dwelling units subject to the definition of affordable housing provided by SC Code § 6-29-1110(1);	
i) Provision of five (5) feet of additional width to bufferyard. ³⁶	1
j) Tree preservation in excess of thirty-five (35) percent of twelve (12) inch caliper trees identified on the tree survey;	1
k) Provision of one (1) saved or planted upperstory tree per every two (2) dwelling units;	1
l) Provision of ten (10) foot of additional width to bufferyard abutting any single family use or district;	1
m) Provision of on-site management	1
n) Provision of pervious parking spaces for ten (10) percent or more of the minimum otherwise required for the total project.	1
o) Provision of structures built to IGCC design standards or comparable	3

³⁵ Structured parking shall be subject to the conditions outlined in Section ____.

³⁶ See **Table 19-315-2** for Building Height Bonus.

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- D. The maximum height for multi-household structures shall be established subject to the **Table 19-315-2. Building Height Bonus Options:**

Table 19-315-2. Building Height Bonus Options

Site Improvements:	Maximum Allowable Height
a) No additional improvements beyond otherwise required.	40'
a) Provision of twenty-five (25) percent or more of the required parking in parking deck or under building; b) Provision of five (5) feet of additional building setback adjacent to any R Districts; and c) Provision of five (5) feet of additional width to bufferyard adjacent to any single-family or duplex dwelling.	45'
a) Provision of thirty-five (35) percent or more of the required parking in parking deck or under building; b) Provision of ten (10) feet additional building setback adjacent to any R Districts; and c) Provision of ten (10) feet of additional width to bufferyard adjacent to any residential dwelling.	55'
a) Provision of fifty (50) percent or more of the required parking in parking deck or under building; b) Provision of fifteen (15) feet of additional building setback adjacent to any R Districts; c) Provision of fifteen (15) feet' of additional width to bufferyard adjacent to any residential dwelling; and d) Provision of an additional ten (10) percent of the site as open space.	65'

Division 5. Home Occupation Standards

Section 19-316. Home Occupations

- A. Conditions for Home Occupations
1. Home occupations are permitted in residential districts, provided:
 - a. The operation of the home occupation is conducted by current residents of the dwelling subject to the dwelling occupancy of the applicable zoning district. With the exception of Family Adult Care Homes, Group Adult Care Homes, Family Child Care Homes, and Group Child Care Homes (see Section 19-303-C-5&6), employees not residing at the residence may not work from the residence;
 - b. No exterior indication of the home occupation is evident and any use or activities associated to the home occupation are clearly incidental to residential use of the dwelling;
 - c. No business signs are permitted;
 - d. The use does not change the exterior character of the dwelling;

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- e. The home occupation shall not involve the care, boarding, or breeding of animals on the premises including shelters for abused or homeless animals;
- f. No stock in trade or commodity shall be displayed or sold on the premises;
- g. No service shall be rendered directly to customers or clients on the premises, except teaching of not more than three (3) students at a time, or child or elder daycare permitted as a home occupation per **Section 19-_____**;
- h. No activity shall be conducted which involves or creates a nuisance, hazardous materials, noise, offensive emission, unsightly condition, or which adversely affects health or safety;
- i. No outdoor storage shall be allowed in connection with any home occupation;
- j. No activity shall be conducted which increases vehicular traffic above normal residential levels; and
- k. No more than one vehicle associated with the home occupation may be parked at the site. Such vehicle is limited to one and one-half (1½) ton carrying capacity and must be used exclusively by the resident.

B. Home Occupation Permit Required

- 1. A Home Occupation Application must be obtained from the Zoning and Codes Administrator prior to the issuance of a City Business License.
- 2. Home Child Daycare and Home Eldercare uses must:
 - a. Obtain required state regulatory permits prior to applying for the Home Occupation Permit. Copies of said permits shall accompany the permit application;
 - b. Home Child Daycare and Home Eldercare locations must be inspected by the City Fire Marshal and the Zoning and Codes Administrator prior to issuance of the home occupation permit for compliance with City standards; and
 - c. Such uses must renew their home occupation permit yearly prior to obtaining an annual business license.
- 3. Failure to comply with the terms of the Home Occupation Permit may result in the revocation of the permit until such time as the business is brought into compliance with City regulations.